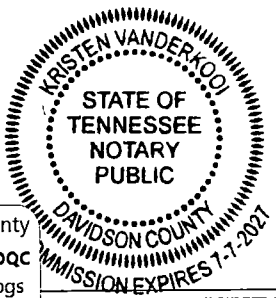
EXECUTOR QUITCLAIM DEED



State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of ~~February~~ March 2025.

Notary Public

My commission expires: 7/7/2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1244580 DEEDQC
03/10/2025 11:13:29 AM 11 pgs
Fees: $57.00 Taxes: $0.00

20250310-0017767

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Karen Adrienne Chandler, et al	**Owner**	**059150047.00**
2525 Shreeve Lane		
Nashville, TN 37207		

WHEREAS J.H. Chandler Jr. (aka James Herbert Chandler, Jr.) (the "Decedent") was the owner of certain property located in Davidson County, Tennessee, said property is more particularly described in Exhibit A, and

WHEREAS Decedent died testate on February 12, 2022, and his Last Will and Testament, dated December 31, 2018, attached hereto as Exhibit B (the "Will");

WHEREAS the Will appoints Kevin Adrian Chandler as the Executor of his estate, Letters Testamentary attached as Exhibit C;

WHEREAS pursuant to the Will, Decedent's interest in the real property described in Exhibit A is not specifically addressed, therefore constitutes residue of the Estate, which by the terms of the Will is bequeathed to the James Herbert Chandler, Jr. Revokable Trust, Trust Certification attached as Exhibit D;

NOW, THEREFORE, PURSUANT TO THE TERMS OF THE WILL, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kevin Adrian Chandler, with authority as Executor of the Estate of James Herbert Chandler, Jr.

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED ALL RIGHT, TITLE AND INTEREST, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

James Herbert Chandler, Jr. Revokable Trust, executed December 19, 2018.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTICULARLY IN EXHIBIT A:

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is **Improved** property, known as: 2525 **Shreeve Lane, Nashville, TN 37207.**

Executed this 10th day of **March 2025.**

Kevin Adrian Chandler, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin Adrian Chandler, Executor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **March 2025.**

Notary Public **My Commission Expires:** 7/7/2027

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

EXHIBIT A

2525 Shreeve Lane, Nashville, TN 37207 Property Description:

Land in Davidson County, Tennessee, being Lot No. 83 on the map of Haynes Heights, Section II, as of record in Book2331, page 59, Register's Office for said County.

Said Lot No. 83 fronts 139 feet on the westerly side of Shreeve Lane and runs back278.9 feet on the northerly line and 314.8 feet on the southerly line to a dead line in the rear, measuring 97.5 feet thereon.

Being the property conveyed to James H. Chandler and wife, Elzer S. Chandler, by deed from N. E. Barker and Herschel Greer, of record in Book 89, page 738, Register's Office for Davidson County, Tennessee.

EXHIBIT

B

WILL OF JAMES HERBERT CHANDLER, JR.

I, JAMES HERBERT CHANDLER, JR., of DAVIDSON County, Tennessee, declare that this is my will. I revoke all prior wills and codicils.

ARTICLE ONE
DECLARATIONS CONCERNING FAMILY AND PROPERTY

1.1 Family.

I am not married.

My children are KAREN ADRIENNE CHANDLER, BORN MARCH 27, 1956, KEVIN ADRIAN CHANDLER, BORN MARCH 27, 1956, and JANA LYNNE CHANDLER ADESEGUN, BORN FEBRUARY 6, 1963 .

I intentionally leave nothing to anyone else claiming to be a child of mine regardless of the validity of their claim.

1.2 Personal Wishes.

It is my desire that my executor follow any written directions left with this will regarding memorial services. My executor shall have the legal authority to dispose of my remains. My remains shall be buried and my remains shall be embalmed.

ARTICLE TWO
GIFTS OF PROPERTY

2.1 Tangible Personal Property.

I give my CONTENTS OF HOME AT 2525 SHREEVE LANE to KEVIN ADRIAN CHANDLER.

I give my CONTENTS OF HOME AT 2525 SHREEVE LANE to KAREN ADRIENNE CHANDLER.

I give my CONTENTS OF HOME AT 2525 SHREEVE LANE to JANA LYNNE CHANDLER ADESEGUN.

I direct my executor to distribute the balance of my tangible personal property to MY CHILD KEVIN ADRIAN CHANDLER, MY CHILD KAREN ADRIENNE CHANDLER, and MY CHILD JANA LYNNE CHANDLER ADESEGUN in equal shares. If any of the beneficiaries do not survive me for 30 days then their share shall lapse.

I may also leave a non-testamentary letter addressed to the executor requesting that certain of my personal possessions be delivered to named individuals. Although such letter shall not be interpreted as a testamentary writing, I request that my beneficiaries and executor carry out the requests made in the letter. If a minor child is to receive tangible personal property it may be delivered to the child or their guardian or parent as the executor sees fit.

2.2 Residue of the Estate.

I leave the residue of my estate to the Trustee(s) of the JAMES HERBERT CHANDLER, JR. Revocable Trust to be added to the trust and to be held, administered and distributed according to the terms of that trust and any amendments properly made to it.

ARTICLE THREE
APPOINTMENT OF FIDUCIARIES

3.1 Executor.

I nominate KEVIN ADRIAN CHANDLER to act as my executor. If KEVIN ADRIAN CHANDLER cannot serve then KAREN ADRIENNE CHANDLER is to serve as the executor of my will. If KAREN ADRIENNE CHANDLER cannot serve then JANA LYNNE CHANDLER ADESEGUN is to serve as the executor of my will.

No bond shall be required of any executor under this will.

3.2 Executor's Authority.

In addition to any powers and elective rights conferred by statute or federal law or by other provisions of this will, I grant my executor the authority to administer my estate under any procedure for informal or unsupervised administration, or any other available procedure for avoidance of administration or reduction of its burdens.

On _____, 20_____ at _____
(Date) (Town and State)

I hereby sign this document and declare it to be my will.

_____
JAMES HERBERT CHANDLER, JR.
Signature

This document (consisting of _____ pages including this one) was signed and declared to be his will by JAMES HERBERT CHANDLER, JR. in our joint presence. At his request, in his presence, and in the presence of each other, we hereby sign as witnesses to the execution of this will, believing that he is of sound mind and under no undue influence. Each of us observed the signing of this will by JAMES HERBERT CHANDLER, JR. and each other subscribing witness and knows that each signature is the true signature of the person whose name was signed. Each of us is now more than eighteen years of age and a competent witness and resides at the address set forth after our name.

We declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on

_____, 20_____ at _____, _____
(Date) (Town) (State)

_____, residing at _____
(Signature Witness #1) (Town and State)

_____, residing at _____
(Signature Witness #2) (Town and State)

WILL AFFIDAVIT FOR THE WILL OF JAMES HERBERT CHANDLER, JR.

State of Tennessee
County of _____ } ss.

I, **JAMES HERBERT CHANDLER, JR.**, the testator, sign my name to this instrument this 31 day of 12 (month), 2018 (year), and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my last will and that I sign it willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am an adult person, of sound mind, and under no constraint or undue influence.

Testator James Herbert Chandler Jr.
JAMES HERBERT CHANDLER, JR. Signature

We, JAMES HERBERT CHANDLER, JR., Toyinda NN Adesegun and Beatrice P. Williams
(Print Name of Witness #1) (Print Name of Witness #2)

the testator and the witnesses, whose names are signed to the attached instrument in those capacities, personally appearing before the undersigned authority and being first duly sworn, declare to the undersigned authority under penalty of perjury that:

1. the testator declared, signed and executed the instrument as his or her last will;

2. he or she signed it willingly or directed another to sign for him or her;

3. he or she executed it as his or her free and voluntary act for the purposes therein expressed; and

4. each of the witnesses, at the request of the testator, in his or her hearing and presence, and in the presence of each other, signed the will as witness and that to the best of his or her knowledge the testator was at that time of full legal age, of sound mind and under no constraint or undue influence.

Testator: James Herbert Chandler Jr.
(Testator signature)

Witness #1: _____ Witness #2: Beatrice Williams
(Signature Witness #1) (Signature Witness #2)

Address: 4213 Crafton Pl Snellville, GA Address: 23 H Randolph Dr Mobile AL 36695
(Witness #1 Address) (Witness #2 Address)

Subscribed and sworn to (or affirmed) before me

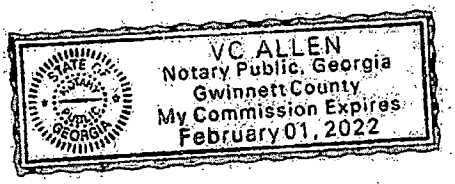
this 31 day of December 2018, by
Date Month Year

JAMES HERBERT CHANDLER, JR., Testator,

Toyinde NN Adesegun
Print Name of Witness #1

Beatrice P Williams
Print Name of Witness #2

VC Allen
Signature of Notary Public



Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

EXHIBIT

C

EFILED 04/29/22 04:01 PM CASE NO. 22P651 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KEVIN ADRIAN CHANDLER** DOCKET NO: **22P651**

*It appearing to the Court that **JAMES HERBERT CHANDLER JR.** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **KEVIN ADRIAN CHANDLER**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **April 29th, 2022**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **KEVIN ADRIAN CHANDLER** as **Executor** of the estate of **JAMES HERBERT CHANDLER JR.**, deceased, and I do further certify that **KEVIN ADRIAN CHANDLER** is still acting **Executor** of the estate of **JAMES HERBERT CHANDLER JR.** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 29th day of May, 2022.

RICHARD R. ROOKER, Clerk

D.C.